

Reserved for recording
purposes ONLY.

L202509279
WHITE CO. AR FEE \$55.00
PRESENTED & RECORDED
07/25/2025 12:11:59
SARA BROWN-CARLTON
CIRCUIT CLERK
BY: DENISE MORRIS
DEPUTY
BK: MISC 2025
PG: 8030 - 8032

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 24-004198-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Standral D. Neal,
(or as otherwise noted by the recorder)

AMENDED MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

THE "MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED October 18, 2024, IN BOOK MISC 2024, PAGE 9623 AND INSTRUMENT NUMBER L202412807 IN THE OFFICE OF THE CIRCUIT CLERK OF WHITE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM JANUARY 6, 2025, AT OR ABOUT 10:00 AM **TO September 16, 2025, AT OR ABOUT 10:00 AM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO February 5, 2025, March 11, 2025, April 10, 2025, May 12, 2025, and June 11, 2025, and July 14, 2025, and postponed to August 13, 2025.

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on **September 16, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the White County Courthouse, 300 North Spruce Street, Searcy, AR 72143** to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH AT THE TIME OF SALE UNLESS OTHERWISE AGREED TO BY MORTGAGEE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in White County, Arkansas more particularly described as follows:

Lot 203 Cloverdale Addition to the City of Searcy, Arkansas.

Street Address: 121 Cloverdale Boulevard, Searcy, AR 72143

WHEREAS on May 29, 2018, Standral D Neal, an unmarried person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for FirstBank which Mortgage was recorded on **May 31, 2018 in Book MTG 2018, Page 10308, and modified in Book MISC 2022, Page 1102 and Instrument Number L202201823** in the real estate records of White County, Arkansas. The party initiating foreclosure is U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, and the same is now therefore wholly due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness.

The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 N. McKinley St., Suite 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular business hours, and has the ability to accept funds from a grantor, mortgagor, or obligor to reinstate or pay off a mortgage or deed of trust.

WITNESS my hand this July 25, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V

By: Renee Price
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